

091.0

0002

0005.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

55,600 / 55,600

55,600 / 55,600

55,600 / 55,600

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

APPRaised:

55,600 / 55,600

USE VALUE:

55,600 / 55,600

ASSESSED:

55,600 / 55,600

No	Alt No	Direction/Street/City
0	LOT	JANET RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MINNICH JOEL	
Owner 2: MCCARTHY MAURA	
Owner 3:	
Street 1: 27 JANET RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	Unit #:
Owner 1: KIELY GERARD M -	
Owner 2: -	
Street 1: 27 JANET RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

SALES INFORMATION	TAX DISTRICT	Parcel ID
		091.0-0002-0005.0

PREVIOUS ASSESSMENT	Parcel ID	Date								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	3,658.	55,600	55,600	55,600	Year End Roll	12/18/2019
2019	132	FV		0	3,658.	56,400	56,400	56,400	Year End Roll	1/3/2019
2018	132	FV		0	3,658.	42,100	42,100	42,100	Year End Roll	12/20/2017
2017	132	FV		0	3,658.	38,100	38,100	38,100	Year End Roll	1/3/2017
2015	132	FV		0	3,658.	31,000	31,000	31,000	Year End Roll	12/11/2014
2014	132	FV		0	3,658.	29,400	29,400	29,400	Year End Roll	12/16/2013
2013	132	FV		0	3,658.	28,000	28,000	28,000		12/13/2012
2012	132	FV		0	3,658.	33,900	33,900	33,900		12/27/2011

PRINT	Date	Time
	12/10/20	22:00:47
LAST REV	Date	Time
	05/20/15	10:32:57
	mmcmakin	

PAT ACCT.	7367

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

NOTES

NARRATIVE DESCRIPTION
This parcel contains 3,658 Sq. Ft. of land mainly classified as Undev. Land with a N/A Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
5/20/2015 CLOSED MM Mary M
3/13/2000 Vacant Lot 263 PATRIOT
1/1/1919

ACTIVITY INFORMATION
Date Result By Name
Sign: VERIFICATION OF VISIT NOT DATA
_____
_____

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
132 Undev. Land 3658 Sq. Ft. Site 0 70. 0.22 5 Unbuild -85 55,623 55,600

Total AC/HA: 0.08398	Total SF/SM: 3658	Parcel LUC: 132	Undev. Land	Prime NB Desc: ARLINGTON	Total: 55,623	Spl Credit	Total: 55,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.
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Database: AssessPro - FY2021
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apro
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Patriot  
Properties Inc.

Prior Id # 1: 58314

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH																				
Type:			Full Bath:	Rating:		Combined with 27 Janet Rd (91-2-3) at request of owner (5/20/2015).																							
Sty Ht:	0	- 1 St condo	A Bath:	Rating:																									
(Liv) Units:	0	Total: 0	3/4 Bath:	Rating:																									
Foundation:			A 3QBth:	Rating:																									
Frame:			1/2 Bath:	Rating:																									
Prime Wall:			A HBth:	Rating:																									
Sec Wall:		%	OthrFix:	Rating:																									
Roof Struct:			OTHER FEATURES																										
Roof Cover:			Kits: 1	Rating: Average		1st Res Grid Desc: Line 1 # Units:																							
Color:			A Kits:	Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
View / Desir:			Frl:	Rating:		Other																							
GENERAL INFORMATION			WSFlue:	Rating:		Upper																							
Grade:			CONDO INFORMATION			Lvl 2																							
Year Blt: 0	Eff Yr Blt:		Location:			Lvl 1																							
Alt LUC:	Alt %:		Total Units:			Lower																							
Jurisdict:	Fact: .		Floor:			Totals	RMs: 0	BRs: 0	Baths: 0	HB																			
Const Mod:			% Own:			REMODELING			RES BREAKDOWN																				
Lump Sum Adj:			Name:			Exterior:	No Unit	RMS	BRS	FL																			
INTERIOR INFORMATION			DEPRECIATION			Interior:				0	0																		
Avg Ht/FL:	STD		Phys Cond:	AV - Average	0.0 %	Additions:																							
Prim Int Wall:	6 - Average		Functional:			Kitchen:																							
Sec Int Wall:	%		Economic:			Baths:																							
Partition:	T - Typical		Special:			Plumbing:																							
Prim Floors:			Override:			Electric:																							
Sec Floors:	%		Total:	0 %	Heating:																								
Bsmnt Flr:			CALC SUMMARY			General:																							
Subfloor:			Basic \$ / SQ:			COMPARABLE SALES																							
Bsmnt Gar:			Size Adj.: 1.00000000			Rate	Parcel ID	Typ	Date	Sale Price																			
Electric:	3 - Typical		Const Adj.: 1.00000000																										
Insulation:	2 - Typical		Adj \$ / SQ:																										
Int vs Ext:			Other Features:																										
Heat Fuel:			Grade Factor:																										
Heat Type:			NBHD Inf: 1.00000000																										
# Heat Sys:			NBHD Mod:																										
% Heated:	100	% AC:	LUC Factor: 1.00																										
Solar HW:	NO	Central Vac:	Adj Total:																										
% Com Wall:	%		Depreciation:																										
	% Sprinkled:		Deprecated Total:																										
MOBILE HOME			WtAv\$/SQ:	AvRate:	Ind.Val:																								
SPEC FEATURES/YARD ITEMS			Juris. Factor:			Before Depr:	0.00																						
			Special Features:	0			Val/Su Net:																						
			Final Total:			Val/Su SzAd:																							
			PARCEL ID 091-0-0002-0005.0																										
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value												
More: N			Total Yard Items:			Total Special Features:						Total:																	